

**“Conservation of the
Historic Character of
Greenwood’s Four Corners”**

Goal: Conserve the building facades centered at N. 85th St. and Greenwood Ave. N. identified by the Greertwood/Phinney Neighborhood Plan as having “historical importance” to the community.

Problem: The existing zoning for the identified commercial district is primarily NC265 which if developed will usually require the demolition of the existing buildings. The community wants to conserve the four comers as a representative ensemble of a late 1920’s Seattle architectural trolley destination, and the physical center of Greenwood.

Design Mitigations: *Require that the facades of significance identified in an architectural inventory be preserved and restored in any future development.*

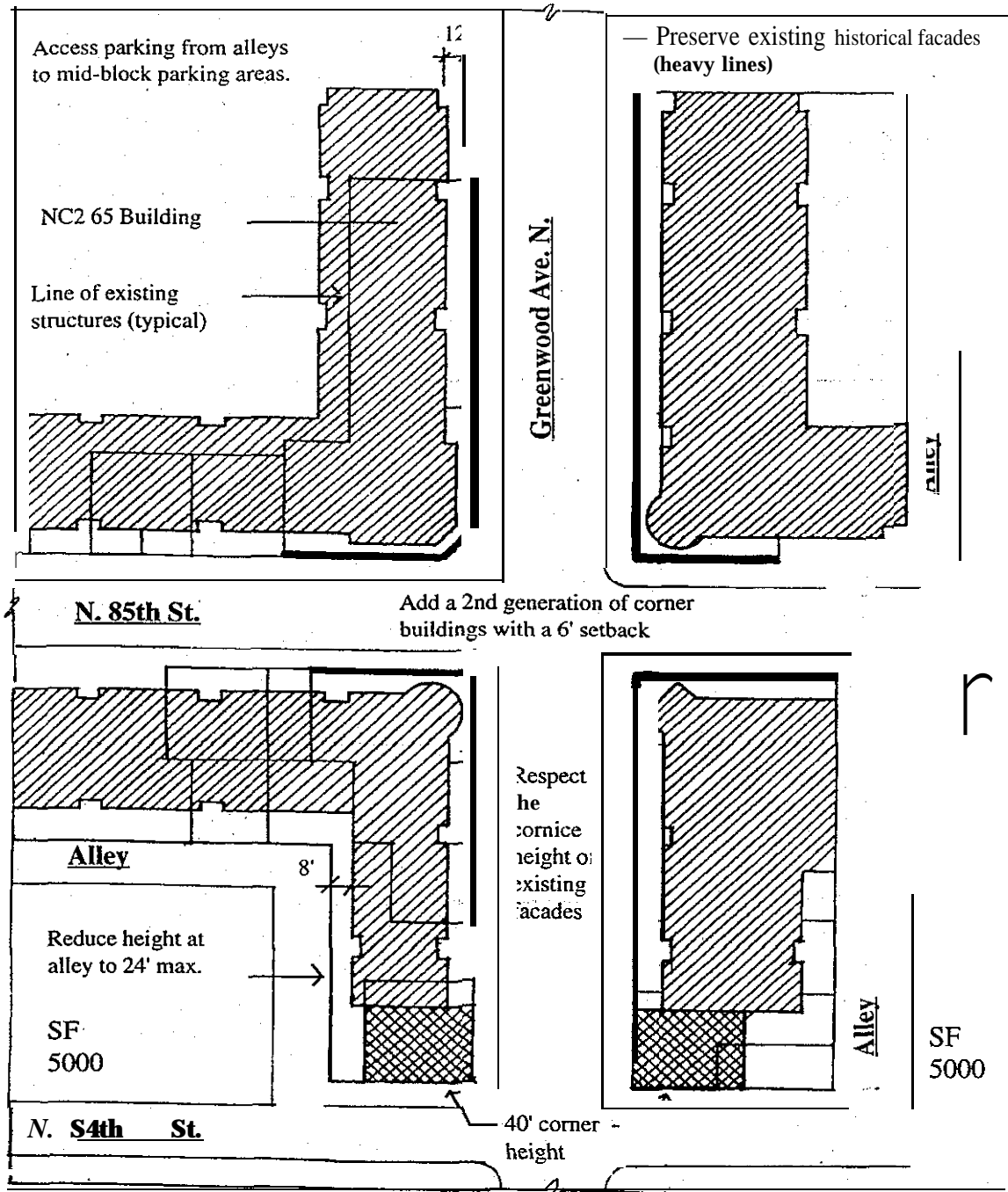
Use design principles to guide future development to generate a “second generation” of comer elements set back from the conserved facades,

Massing at the minor corner of N. 84th St. and in the mid-block areas should recognize the facade height of the historic buildings and reflect the contextual patterns of the existing structure.

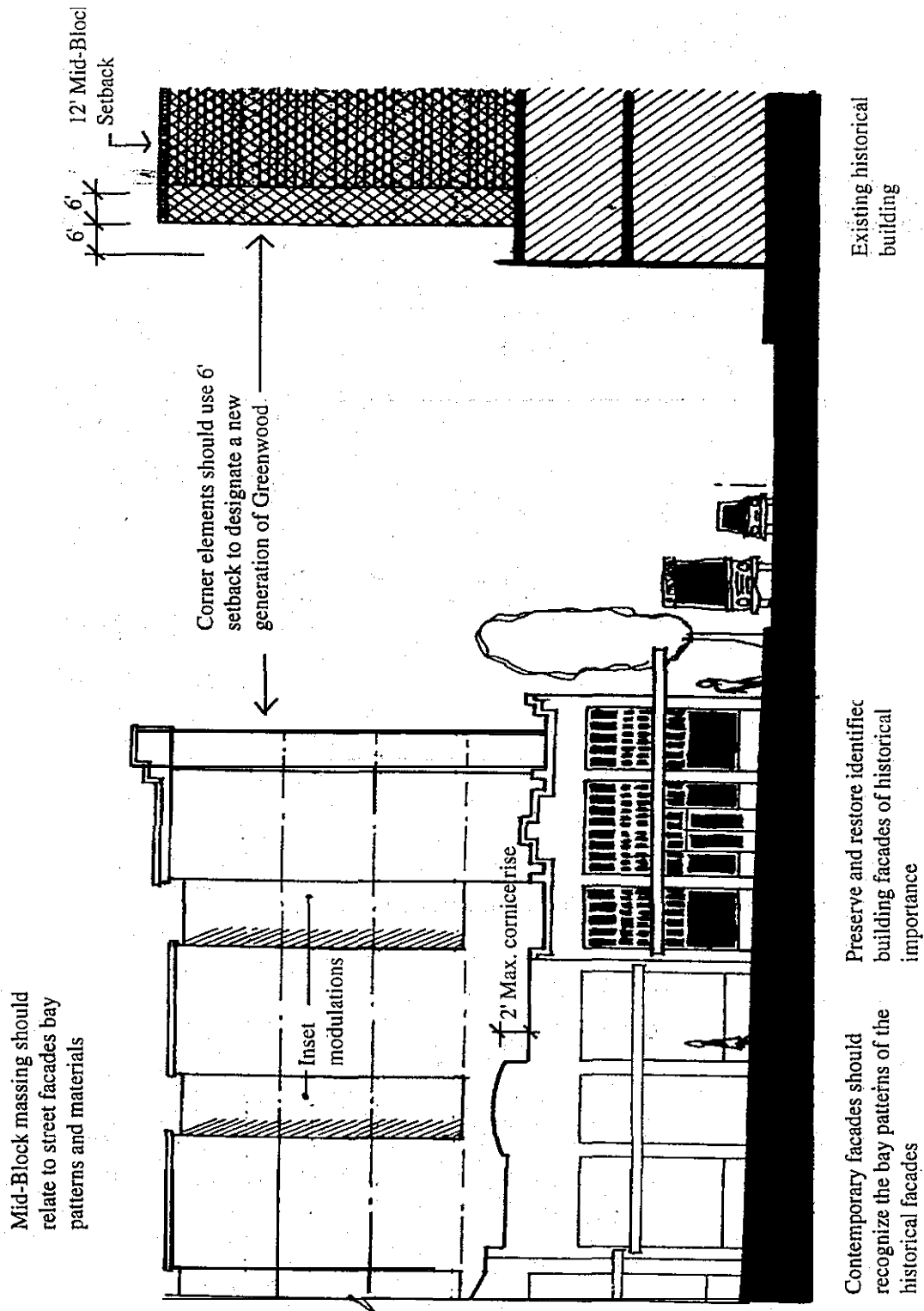
The scale of the new. development should step down towards the internal alley system and the single family zones that surround them.



McCausland Mural -1925
depicting Greenwood’s “4 comers”
in the trolley era.



Greenwood "Four Corners" Urban Design Guideline



Facade Setback and Modulation Guide

Phinney Ridge Viewsheds and 'Public Corners'

Goal: Protect and enhance the public qualities of comers with views east to Green Lake and the Cascade Mountains, and west to the Puget Sound and the Olympic Mountains.

Problem: Select views along the ridge are the greatest aesthetic element of the Phinney Ave. N. and Greenwood Ave. N. "great street". Full vertical development of the NC2 40 zoning at the property line of these east-west, intersections would reduce the quality of these framed views.

Design Mitigations: *Designate the "public corners" with views as a focus for q-design and first funding priority for public street enhancements such as curb, bulbs, public art, landscape improvements, and street furniture.*

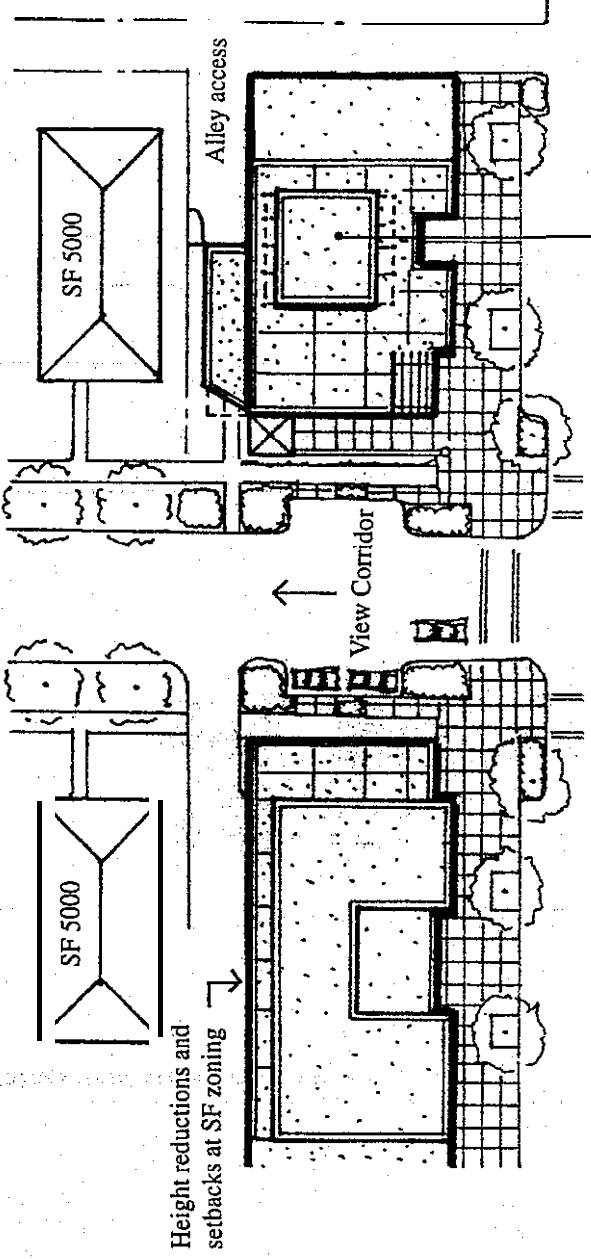
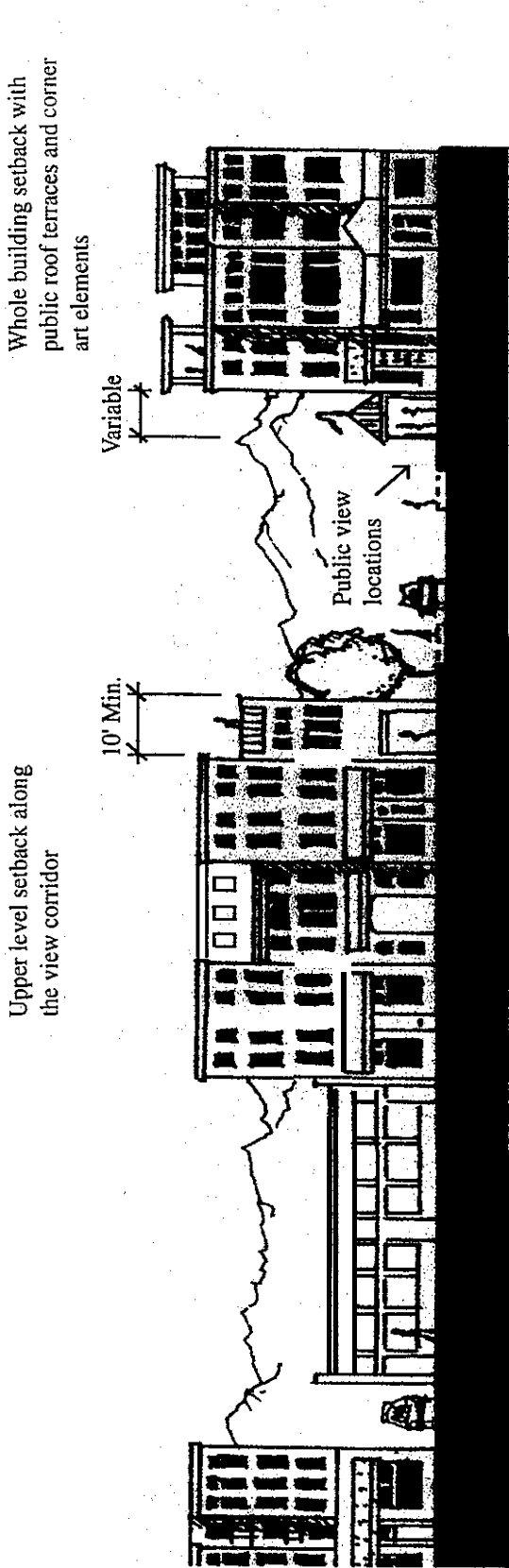
Encourage the property owners to set back from the intersecting street property fine through parking or height and density incentives. This could include a penthouse allowance. At a minimum require upper floor setbacks of 10 feet at the intersecting street.

Consider allowing public uses at the rooftop terraces as a unique feature of these view locations.

Require height reductions where NC2 buildings abut single family, zoning.



An example of a likely Phinney Ridge "Public Corner"



Penthouse bonus of 40% of floor plan with setbacks required

Prioritize corners as locations for art and civic activity

Greenwood Main Street and Town Center Character

Goal: To create a vibrant pedestrian environment along diverse commercial and residential streets. This would include an eclectic set of design features including lively facades, signage, canopies, Window displays, lighting, art, street tree's and plantings.

Problem: Existing walkways are deteriorating and require replacement and improved maintainence from landowners. Aging exist-ing buildings are not investing in typical upkeep, and cre-ative short term facade improvements do not seem to be encouraged. Too many areas feel worn out.

Design Mitigations: *Consider a business improvement district program to fund sidewalk improvements along with a "Main Street" corri-dor plan for pedestrian enhancements such as corner curb bulbs. Have those sidewalks host neighborhood events such as the car rallies and parades.*

Encourage a variety of facade types to create interest and character for the strolling pedestrian, the curious shopper, and the needy. neighbor. Color, quality, humor, and artful interpretations ore desired.

Create people places to gather and sit along the business storefronts, but especially at the public corners. Combine these with "rain free" outside locations crafted by build-ing canopies or free standing pergolas.

Make it easy and attractive to arrive by transit, bicycle, car or on foot. Mark the walkway with information kiosks, art of many types, and an array of commercial and public, activities.

Make it green Develop a well designed and maintained street tree program with evergreen landscape species and seasonal flowers.

Eclectic facades can respect the old while giving a human scale, proportion and character to the new



"Rain Free" public places encourage citizens to gather, share information and are a site for civic activities.



Comfortable and inviting pedestrian environments create a positive commercial district

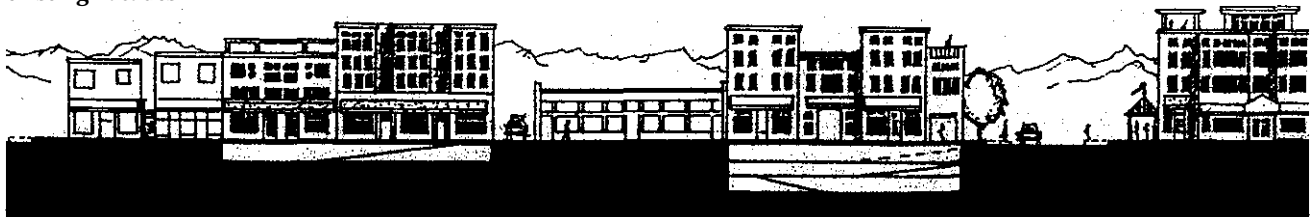
Conservation of historic character in scale and existing facades

New design reflects existing

and adds original elements to parking

Alley and sidestreet access

Public places and views help build the sense of community



Greenwood wants an "Incremental Infill" growth strategy that will build upon the historic character and scale of existing building while allowing a creative interpretation in new buildings.

North Greenwood Residential Streets Character and Environmental Health

Goal: Provide a reasonable cost system of walkways, roads and surface water management strategies in keeping with the neighborhoods traditional character.

Problem: There is a long term deficiency of street infrastructure including walkways, curbs, surface water drainage, and street trees. This is coincident with a district wide problem with the Pipers Creek storm water runoff doing damage to the creek habitat. The original marsh wetlands and natural percolation/recharge of the creek have been altered by both commercial and residential development. The City has been unwilling to finance the street improvements, and so far Local Improvement Districts have not been formed for this purpose. Cut-through traffic is considered dangerous.

Design Mitigations: *Consider a two tier system with arterial streets having concrete curb and gutter, walkways and where possible a center median, residential streets could be narrower with lower cost walkways and natural surface water infiltration.*



North Greenwood values its rural history, and wants to renew its natural aesthetic qualities with pervious walkways and an urban forest character.

Create a "Greenwood Parkways" design style. This would foster an urban forest within the public street right of way, and use grass lined swales as an alternative ground water infiltration strategy replacing a tight line surface water runoff system..

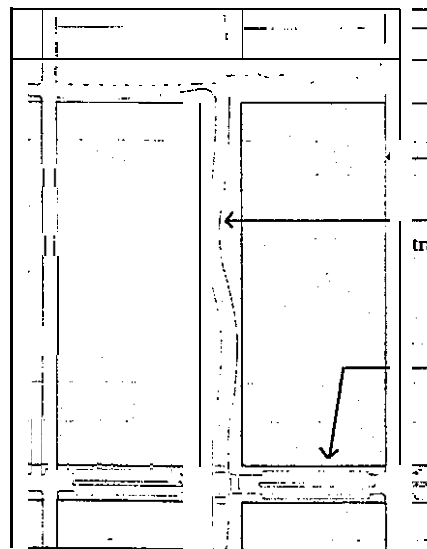
Traffic calming would be supported by narrower streets that meander amidst the parkway.

The possibility of undergrounding all utility corridors has been raised as a service capable of some public financing due to its air and groundwater quality characteristics.

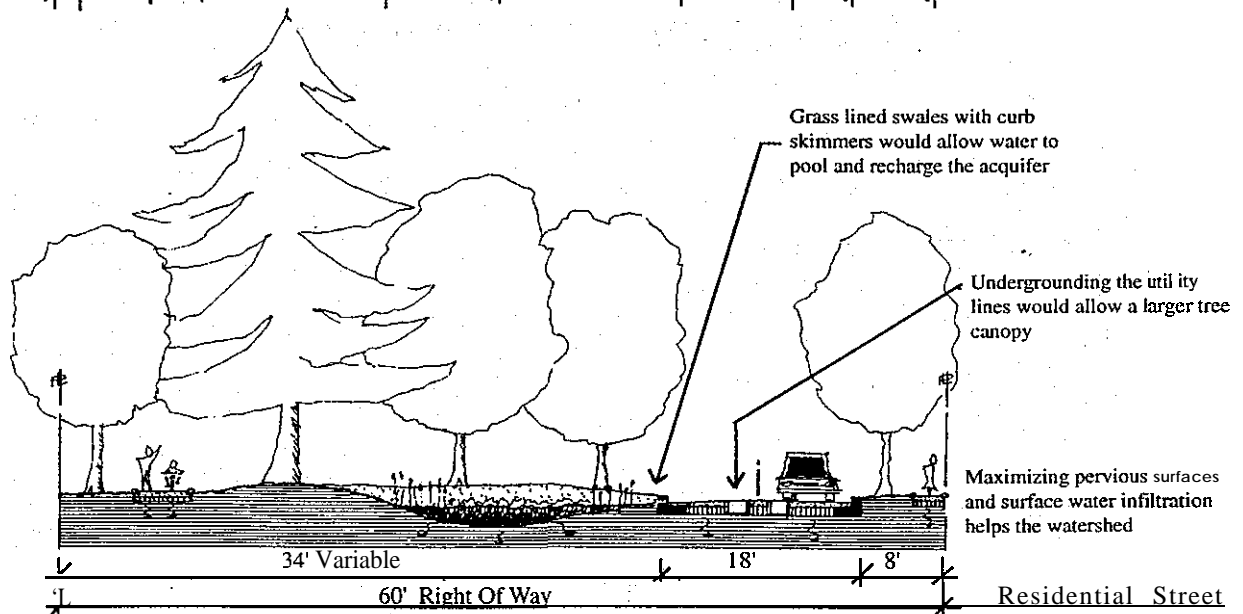
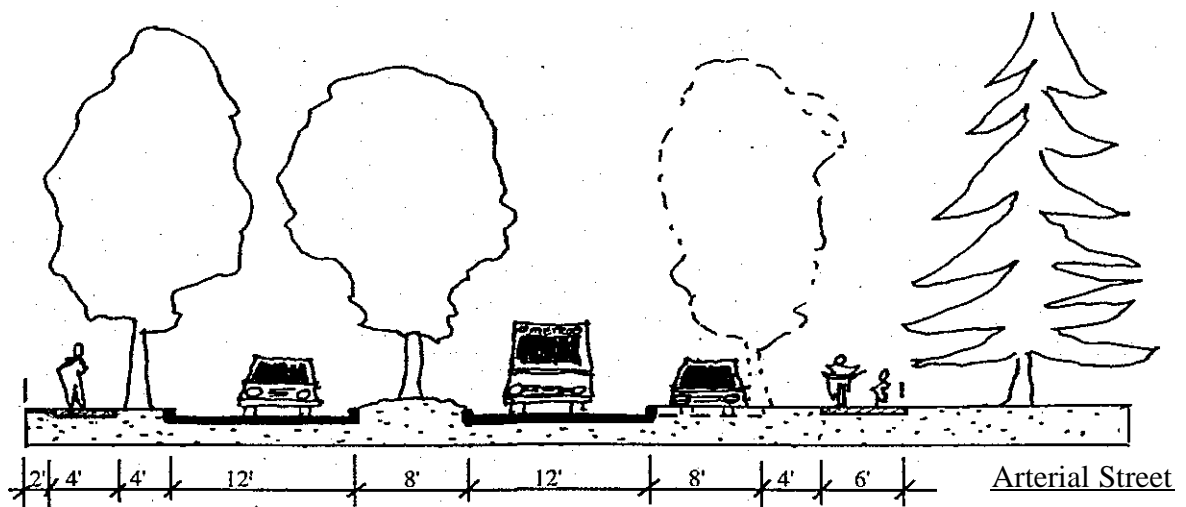
Separate corridors for electric and electronic lines should be guided to alleys if at all possible.

Visitor parking can be dispersed within the block parkway and private parking directed to alley access parking.

Pervious surfaces should be increased to aid the long term natural health of the south reach of the Pipers Creek watershed. Streets, alleys, and walkways should use pervious pavers and pavement.



North Greenwood Street Diagram



North Greenwood Street Design Guidelines